

# **"The City With a Heart"**



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## **AGENDA PLANNING COMMISSION MEETING**

**[View Full Meeting](#)**

**December 20, 2016**

**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

#### **1. APPROVAL OF MINUTES: November 10, 2016**

#### **2. COMMUNICATIONS:**

#### **3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

#### **4. ANNOUNCEMENT OF CONFLICT OF INTEREST**

#### **5. PUBLIC HEARINGS:**

##### **A. 1785 Kains Avenue (APN: 020-044-040)**

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit and Parking Exception to allow construction of a 1,533 square-foot first and second floor front and rear addition which increases the gross floor area of the existing home by greater than 50% (111%), per Section 12.200.030.B.1 of the San Bruno Municipal Code. Request for a Parking Exception to allow the two-car parking requirement to be met with tandem parking, per Section 12.200.080.C of the San Bruno Municipal Code. Ray Colline and Giovanna Ghio (Owners and Applicants). **UP-16-022, PE-16-004**

**B. 731 Kains Avenue (APN: 020-076-260)**

Zoning: C (Commercial)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the East Asia Chinese Academy to operate a tutoring program/heritage school for up to 49 children within a 3,838 square-foot commercial space located in a C-Commercial zoning district, per Section 12.96.110.C.17 of the San Bruno Municipal Code. Recommended Environmental Determination: Categorical Exemption. Matthew Sum and Xiu Hua Jin (Applicants) Williams Portfolio 16 (Owner), **UP-16-024**.

**C. Accessory Dwelling Units**

(City-wide)

Recommended Environmental Determination: Not a project pursuant to CEQA.

Hold Public Hearing, receive report, take public testimony, and provide feedback to staff on proposed zoning ordinance amendments to implement California Government Code Section 65852.2 related to accessory dwelling units and adopt new regulations governing junior accessory dwelling units pursuant to California Government Code Section 65852.22, and make a recommendation to the City Council regarding adoption of the proposed amendments to replace Chapter 12.92.031 of the San Bruno Municipal Code.

**6. DISCUSSION**

**A. CITY STAFF DISCUSSION**

- Select the January 12, 2017 Architectural Review Committee members

**B. PLANNING COMMISSION DISCUSSION**

- San Mateo Avenue Survey Questionnaire

**7. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on January 17, 2017 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.